

VILLAGE OF SMITHTON
COMMITTEE AS A WHOLE
MAY 22, 2018
7:00PM

Mayor Klein, Trustees Rogers, Becker, Smallwood, Becherer, Yoch and Elbe were present. Engineer Saeger, Mark Rujawitz, Hunter, Shannon, and Nick Yung attended the meeting also. The meeting was called to order at 7:12pm.

HUNTERS POINT - Mayor Klein stated that he reviewed the minutes from the zoning hearing for Hunters Point and asked the board if they had reviewed the minutes. Klein stated that the biggest issue he sees is the traffic flow. He thinks that there will not be excessive water flow onto the surrounding properties. The concerns about the school were heard by the school board member present. Trustee Becker thought that the water and sewer and detention pond are capable of handling the additional population. Hunter stated that as reported at the hearing there are plans in place for water detention with an option of at least one more lot that could be used for additional detention. Saeger stated that the plans will include paved swales as used in the last few subdivisions because it helps move the water away. Klein mentioned the concerns about the present drainage problems on South Street and that he informed the School Engineer when they were designing that parking lot project that they needed a larger detention basin but they thought the detention basin was adequate and that the village did not have a say on the design. Hunter stated that the natural flow of water is to the East and that the subdivision should help relieve the problem. Klein commented that the remarks made by Realtor Jim Thrasher about the high number of lots in town remaining unsold were exaggerated. Klein stated that the major issue and complaint is the access to Highway 159. Klein suggested doing a traffic study now to gauge the volume and then factor in 30 or so homes to see what the impact would be. Hunter replied that he did meet with Rhutasel and their Engineer Mark Rujawitz and they went over some preliminary numbers. Hunter wanted to know before they spent a bunch of money on traffic studies if the board had more specific requests from them. Rujawitz stated that when looking at the traffic numbers in general, every parcel or residence would be considered one vehicle during the evening peak or 7.5 in the morning peak traffic hour. If considering 40 or 50 lots it may be 40 or 50 cars between 4:00pm to 5:00pm and possibly 35 cars between 7:00am and 8:00am. That would be an average, it could be more or less.

Shannon stated that the concerns about the Assisted Living Center and related noise from ambulances coming and going were not a valid concern. The residents of an Assisted Living Center are not in constant need of medical care.

Hunter asked the board what their main concern is so that he can proceed with plans. He remarked that the entrance now comes off of Press Road with about 140ft to the stop sign. They originally talked about making that a straight exit, but they feel that it would help slow traffic down the way it is. Hunter asked if the board wants the subdivision reduced in size. The plan now is to have 6-7 phases, with the first forty acres consisting of 4 phases. Trustee Yoch asked if there would be any way that the phases could start from the South and work North so as to avoid supposedly gridlocking Press Road right away. Hunter stated that they do not own the property to the South. Trustee Becherer asked what phase Jomar would be. Hunter replied that it would be phase 3. Hunter laid out the plans for the board to look at and showed them that they could possibly do a short phase and hook up to Jomar sooner which would offer two entrances/exits for 45 homes. They have been working on the plans for ten years and feel that the time is right. Becherer asked what the time line is for Phase 1 & 2. Hunter stated that he doesn't think that anything could be started this year. They still have to design the storm system and get everything approved. They would like to get started next Spring. They would like to start with the Assisted Living Center along with Phase 1. When construction reaches a certain point, then Phase 2 would start. Klein asked Hunter if there are any assurances that he could give the board that an entrance/exit will be put in to the South to Highway 159. Gary Bearden owns the house adjacent to the village owned property. Hunter stated that Bearden might sell for the right price. There is a stub out on Hickory that could be connected to the street. Hunter stated that he doesn't think that the increase in school size is a big concern because the students that are there will be moving on. Trustee Elbe stated that the school is facing issues. They have 547 students now. That has increased by 30 over the last 3 years. The school probably won't get any help from the state so the board needs to keep that in mind. Hunter stated that he didn't plan to put in as many homes as he could get in there. He wanted to build a nice subdivision. Trustee Yoch stated that he reviewed the plans with Engineer Saeger. Saeger had suggested one-way streets by the school to help alleviate the traffic problems. This would be up to the village. Yoch stated that it would affect the street crew because they use Cass Street going to and from the village shed. Hunter stated that the subdivision would help the school get tax dollars.

A trustee asked about the standing water at the stubout on Jomar. Klein replied that he and Engineer Saeger went to check on that. There is a pipe that runs under Jomar which had water trickling through. The property owners' ditch has silted in and that is where the water is being trapped. The street crew jetted out the pipe. The situation would be helped by a street being put in.

When asked if the builder would be selling the homes Hunter replied that he would be selling the homes already built. There will not be empty lots sold.

Trustee Rogers asked about sidewalk plans. Hunter stated that they are not in the plans. Engineer Saeger stated that in the village ordinance sidewalks are required. He stated that in recent history there have been exceptions if the developers will trade and give up something else. Rogers thinks that there should be sidewalks for student safety and residents of the Assisted Living Center. Hunter replied that the cost of sidewalks could be absorbed by the development if it is a sticking point.

Trustee Becker stated that the population growth may help draw a grocery store and possible businesses.

Trustee Yoch asked if the plans could be changed so that Edmar could be started first so that the 2 entrances/exits would be available right away. Hunter stated that if that were done the detention basins would have to be addressed.

The board discussed making South Street one-way. Engineer Saeger told the board that he spoke with one of the zoning board members after the hearing. It was suggested to widen Cass Street and allow parking on one side only to help traffic flow.

Hunter told the board that he is willing to have a traffic study done if the board wants it. Trustee Becherer stated it is too late for that since school is out for the summer. Hunter stated that he could hire a guy to go out to Stone Gate with a clicker and count cars since it is about the same size subdivision, or else he could do smaller phases and then do a traffic study. The board asked if Hunter is okay with making changes with the plans. Hunter replied that this is just his first request and he can make changes if it will be better received.

Mayor Klein asked Engineer Saeger, who is the Zoning Administrator, if the board can overturn the zoning board's recommendations on the preliminary plat, the SR-1 zoning change, and the special use permit without it going back to the zoning board. Saeger replied that an attorney could argue the ordinance wording on the preliminary plat recommendation. The zoning change and special use permit are listed as advisory only recommendations. Klein stated that Attorney Durso could check on the ordinance. Klein asked the board if they would want to vote to overrule the zoning board on the issue at the next Village Board meeting if Durso says that it is possible. Trustee Rogers would like to have a meeting with the Zoning Board to see what their thoughts are. Trustee Yoch asked if Hunter could redraw the plans and reapply to the Zoning Board again to get the residents support. Saeger stated that one of the Zoning Board members told him that he would like to see the completed plans so that there would be no surprises. Trustee Smallwood stated that the board does need to keep the constituents of Smithton's best interests at heart but they are also charged with doing what is best for the

village. He stated that new homes will help population growth and possibly support new businesses. He stated that if Carmen thinks it can be done then it should go on the agenda for the next Village Board meeting. He stated that he doesn't want the zoning board to have to make the decision. The board members agreed that the Zoning Board members were under pressure from the residents at the meeting. Trustee Yoch stated that if Durso thinks that the board can reverse the decision of the Zoning Board then the trustees can ask Hunter to change the plans to connect to Jomar right away which would hopefully show the residents that their concerns are being addressed. Klein stated that the board could put a stipulation in place that Hunter would agree to connect to Jomar right away and pursue land acquisition for a Highway 159 connection, then the board could overrule the Zoning Board's decision. The board agreed. Klein stated that he and Saeger will speak to Durso tomorrow and let the board know what is decided. Klein stated that the maps can be kept out for the next meeting to show any residents what the new Phase 1 would be. The board asked who would run the Assisted Living Center. Shannon Yung stated that she has a Master's Degree in Nursing but would not be in charge. They would make sure to hire the right people.

SAFETY GLASS – Mayor Klein reviewed the safety glass quotes. The newest bid is from Midwest Glass Tinters. The highest bid is for the Ultra 800 3M film which is thicker and harder to tear. It would be a better product than Dalo offered. Klein states that the cost is only \$60.00 more. Trustee Smallwood asked why the board is considering the safety film if it won't stop a bullet. Engineer Saeger explained that both Chief Vielweber and Officer Neff recommended getting the safety film because it would buy time for the police to get to the Village Hall if someone was trying to force their way in. Saeger stated that the original quote includes the board room windows and doors for the price of \$3,438.00. The revised quote would be the same quality film but would not include the board room for the price of \$2,297.00. After discussion the board decided to go with Midwest Glass Tinters revised quote.

TRASH QUOTE – Mayor Klein received a reply from Republic Trash stating they could not submit a quote comparable to Midwest Waste. Midwest Waste quoted in the new five-year contract starting January 1, 2019 the price of \$9.90 with a senior price of \$7.90, 2020- \$9.90/\$8.10, 2021- \$10.10/\$8.10, 2022- \$10.30/\$8.30, 2023- \$10.30/\$8.30. Now the village charges residents \$10.50 and \$8.50. In five years the village would still make .20cents per resident. The board agreed to vote on extending the contract at the next meeting.

BUDGET – Trustee Smallwood handed out the new budget with some changes made that were discussed at the last meeting. The budget is still \$1100.00 short. Smallwood stated that in addition to that Supervisor Fults would like an extra \$19,000.00 added so that he can purchase cold patch. The DCEO grant for the generator is \$38,300.00 so Smallwood put that amount on the revenue side and reduced the expense side by that amount. He stated that it doesn't look like the grant will come through but it was added because the generator needs to be put on the list of things to take care of. The senior center grant for flooring was put in on both sides.

Smallwood stated that as expenses come up the board will need to examine which line item they come out of. Smallwood has lowered expense line items as much as he could without speaking to the trustees. He would like the trustees to look over the line items and see if they can come up with the \$1100.00. It was suggested to lower the police professional fees from the legal line item and the administrative computer systems line item. Smallwood would like to work in the numbers and have it on the agenda for a vote at the next meeting.

PARK – Trustee Becker reported to the board that they marked six gum ball trees to come down at the park. There are 10 more that could come down. He also would like to repair the water drainage on the West side of the parking lot. He is also concerned about the standing water on the North edge of the lot. Mayor Klein will write out a work order to regrade the ditches around the parking lot.

FOP – Trustee Elbe reported that the FOP responded to the negotiating committee with a counter proposal of accumulating 7 sick days instead of 6 that was offered previously. The FOP stated that if the 7 days are approved they will agree to everything else. They did agree to drop the demand for re-wording of the days/hours. Chief Vielweber did not want to speculate whether or not the FOP would go to arbitration if they did not get the 7 days. They were given one extra holiday, two more sick days which will roll over, and a raise in salary of .50cents, .55cents, and .60cents over the next 3 years. The board agreed to offer the 7 days.

CODE BOOK UPDATE – Mayor Klein stated that he has started reviewing the new code book. Trustee Yoch has started reviewing it also and stated that there are a lot of changes to review.

Mayor Klein told the board that one of the boy scouts is planning to paint the angel at the cemetery as a community service project.

Mayor Klein informed the board that there is an out of use 2006 police car. Trustee Elbe stated that the floor is falling out on the driver's side. Klein stated that an ad should be put in the paper stating that the minimum bid would be \$500.00.

Meeting was adjourned at 9:30pm.